

# ENGINEER'S REPORT

LANDSCAPING AND LIGHTING ACT OF 1972

CITY OF CHULA VISTA

for

OPEN SPACE DISTRICTS NO. 1  
THROUGH 11, 14, 15, 17, AND 18

FISCAL YEAR 1991-92 (RENEWAL)

Prepared by: Engineering Division  
Department of Public Works  
City of Chula Vista

**ENGINEER'S REPORT**  
**OPEN SPACE DISTRICTS NO. 1 THROUGH 11, 14, 15, 17, AND 18**  
(Pursuant to the Landscaping and Lighting Act of 1972)

The City Engineer, Engineer of Work for Open Space Districts 1 through 11, 14, 15, 17, and 18, City of Chula Vista, San Diego County, California, makes this report, as directed by the City Council, *Resolution 16133*, dated April 16, 1991, pursuant to Section 22585 of the Streets and Highways Code (Landscaping and Lighting Act of 1972).

The improvements which are the subject of this report are briefly described as follows:

*The renovation, improvement, maintenance,  
and furnishing of electric current for the street  
lights and appliances and for the landscaping  
renovation and maintenance.*

This report consists of six parts, as follows:

- PART A** Plans and specifications for the improvements are filed with the City Clerk. Although separately bound, the plans and specifications are a part of this report and are included in it by reference.
- PART B** An estimate of the cost of improvement and net assessment.
- PART C** An assessment of the estimated cost of the improvement on each benefitted parcel of land within the assessment districts.
- PART D** A statement of the method by which the undersigned has determined the amount proposed to be assessed against each parcel.
- PART E** A list of names and addresses of the owners of real property within these assessment districts, as shown on the last equalized assessment roll for taxes, or as known to the Clerk. The list is keyed to Exhibit C by assessment number.
- PART F** A diagram showing all of the parcels of real property within these assessment districts. The diagram is keyed to Part C by assessment number.

**ENGINEER'S REPORT**  
**OPEN SPACE DISTRICTS NO. 1 THROUGH 11, 14, 15, 17, AND 18**  
(Pursuant to the Landscaping and Lighting Act of 1972)

The undersigned respectfully submits the enclosed report as directed by the City Council.

DATED: \_\_\_\_\_, 1991

[Engineer of Work]

By: \_\_\_\_\_

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment and Assessment Diagram thereto attached, was filed with me on the \_\_\_\_\_ day of \_\_\_\_\_, 1991.

City Clerk, City of Chula Vista  
San Diego County, California

By: \_\_\_\_\_

I HEREBY CERTIFY that the enclosed Engineer's Report, together with Assessment and Assessment Diagram thereto attached, was approved and confirmed by the City Council of the City of Chula Vista, California, on the \_\_\_\_\_ day of \_\_\_\_\_, 1991, *Resolution No.* \_\_\_\_\_.

City Clerk, City of Chula Vista  
San Diego County, California

By: \_\_\_\_\_

26-69

## **PART A**

Plans and specifications for the improvement of Open Space Districts 1 through 11, 14, 15, 17, and 18 have been filed separately with the Street Superintendent of the legislative body and are incorporated in this Report by reference.

PART B--ESTIMATE OF COST AND NET ASSESSMENT

OPEN SPACE DISTRICT NO. 1

CONTRACTUAL SERVICES	\$26630
CITY STAFF SERVICES	4570
UTILITIES	11370
LANDSCAPE SUPPLIES	760
SERVICE TO MAINTAIN BLDGS, STRUCTURE, GRDS	280
MATERIALS TO MAINTAIN BLDGS, STRUCTURE, GRDS	930
	-----
ESTIMATED MAINTENANCE COST	\$44540
RESERVE REQUIREMENT (50%)	22270
LESS BALANCE AVAILABLE FROM	
PREVIOUS FISCAL YEAR	23157
	-----
NET ASSESSMENT	\$43653

PART B--ESTIMATE OF COST AND NET ASSESSMENT

OPEN SPACE DISTRICT NO. 2

CONTRACTUAL SERVICES	\$ 7170
CITY STAFF SERVICES	1770
UTILITIES	1700
LANDSCAPE SUPPLIES	340
SERVICE TO MAINTAIN BLDGS, STRUCTURE, GRDS	40
MATERIALS TO MAINTAIN BLDGS, STRUCTURE, GRDS	380
	-----
ESTIMATED MAINTENANCE COST	\$11400
RESERVE REQUIREMENT (50%)	5700
LESS BALANCE AVAILABLE FROM	
PREVIOUS FISCAL YEAR	8161
	-----
NET ASSESSMENT	\$ 8939

PART B--ESTIMATE OF COST AND NET ASSESSMENT

OPEN SPACE DISTRICT NO. 3

CONTRACTUAL SERVICES	\$26060
CITY STAFF SERVICES	4650
UTILITIES	10190
LANDSCAPE SUPPLIES	210
SERVICE TO MAINTAIN BLDGS, STRUCTURE, GRDS	400
MATERIALS TO MAINTAIN BLDGS, STRUCTURE, GRDS	1480
	-----
ESTIMATED MAINTENANCE COST	\$42990
RESERVE REQUIREMENT (40%)	17196
LESS BALANCE AVAILABLE FROM	
PREVIOUS FISCAL YEAR	14764
	-----
NET ASSESSMENT	\$45422

PART B--ESTIMATE OF COST AND NET ASSESSMENT

OPEN SPACE DISTRICT NO. 4

CONTRACTUAL SERVICES	\$28420
CITY STAFF SERVICES	5770
UTILITIES	10850
LANDSCAPE SUPPLIES	1100
SERVICE TO MAINTAIN BLDGS, STRUCTURE, GRDS	600
MATERIALS TO MAINTAIN BLDGS, STRUCTURE, GRDS	1740
	-----
ESTIMATED MAINTENANCE COST	\$48480
RESERVE REQUIREMENT (50%)	24240
LESS BALANCE AVAILABLE FROM	
PREVIOUS FISCAL YEAR	28252
	-----
NET ASSESSMENT	\$44468



PART B--ESTIMATE OF COST AND NET ASSESSMENT

OPEN SPACE DISTRICT NO. 5

CONTRACTUAL SERVICES	\$20370
CITY STAFF SERVICES	4430
UTILITIES	7520
LANDSCAPE SUPPLIES	950
SERVICE TO MAINTAIN BLDGS, STRUCTURE, GRDS	120
MATERIALS TO MAINTAIN BLDGS, STRUCTURE, GRDS	1020
	-----
ESTIMATED MAINTENANCE COST	\$34410
RESERVE REQUIREMENT (50%)	17205
LESS BALANCE AVAILABLE FROM	
PREVIOUS FISCAL YEAR	19806
	-----
NET ASSESSMENT	\$31809

PART B--ESTIMATE OF COST AND NET ASSESSMENT

OPEN SPACE DISTRICT NO. 6

CONTRACTUAL SERVICES	\$12250
CITY STAFF SERVICES	2650
UTILITIES	5600
LANDSCAPE SUPPLIES	310
SERVICE TO MAINTAIN BLDGS, STRUCTURE, GRDS	120
MATERIALS TO MAINTAIN BLDGS, STRUCTURE, GRDS	780
	-----
ESTIMATED MAINTENANCE COST	\$21710
RESERVE REQUIREMENT (50%)	10855
LESS BALANCE AVAILABLE FROM	
PREVIOUS FISCAL YEAR	10461
	-----
NET ASSESSMENT	\$22104

PART B--ESTIMATE OF COST AND NET ASSESSMENT

OPEN SPACE DISTRICT NO. 7

CONTRACTUAL SERVICES	\$ 4460
CITY STAFF SERVICES	1760
UTILITIES	3220
LANDSCAPE SUPPLIES	230
SERVICE TO MAINTAIN BLDGS, STRUCTURE, GRDS	200
MATERIALS TO MAINTAIN BLDGS, STRUCTURE, GRDS	360
	-----
ESTIMATED MAINTENANCE COST	\$10230
RESERVE REQUIREMENT (EXCEEDS 50%)	7877
LESS BALANCE AVAILABLE FROM	
PREVIOUS FISCAL YEAR	7877
	-----
NET ASSESSMENT	\$10230

PART B--ESTIMATE OF COST AND NET ASSESSMENT

OPEN SPACE DISTRICT NO. 8

CONTRACTUAL SERVICES	\$29540
CITY STAFF SERVICES	4810
UTILITIES	9520
LANDSCAPE SUPPLIES	420
· SERVICE TO MAINTAIN BLDGS, STRUCTURE, GRDS	320
MATERIALS TO MAINTAIN BLDGS, STRUCTURE, GRDS	350
	-----
ESTIMATED MAINTENANCE COST	\$44960
RESERVE REQUIREMENT (50%)	22480
LESS BALANCE AVAILABLE FROM	
PREVIOUS FISCAL YEAR	17278
	-----
NET ASSESSMENT	\$50162

PART B--ESTIMATE OF COST AND NET ASSESSMENT

OPEN SPACE DISTRICT NO. 9

CONTRACTUAL SERVICES	\$22270
CITY STAFF SERVICES	6860
UTILITIES	18850
LANDSCAPE SUPPLIES	1010
SERVICE TO MAINTAIN BLDGS, STRUCTURE, GRDS	320
MATERIALS TO MAINTAIN BLDGS, STRUCTURE, GRDS	4290
TRASH COLLECTION AND DISPOSAL	1260
	-----
ESTIMATED MAINTENANCE COST	\$54860
RESERVE REQUIREMENT (50%)	27430
LESS BALANCE AVAILABLE FROM	
PREVIOUS FISCAL YEAR	45149
	-----
NET ASSESSMENT	\$37141

PART B--ESTIMATE OF COST AND NET ASSESSMENT

OPEN SPACE DISTRICT NO. 10

CONTRACTUAL SERVICES	\$28390
CITY STAFF SERVICES	5680
UTILITIES	11740
LANDSCAPE SUPPLIES	740
SERVICE TO MAINTAIN BLDGS, STRUCTURE, GRDS	200
MATERIALS TO MAINTAIN BLDGS, STRUCTURE, GRDS	820
LADERA VILLAS	26500
	-----
ESTIMATED MAINTENANCE COST	\$74070
RESERVE REQUIREMENT (50%)	37035
LESS BALANCE AVAILABLE FROM	
PREVIOUS FISCAL YEAR	28232
	-----
NET ASSESSMENT	\$82873

PART B--ESTIMATE OF COST AND NET ASSESSMENT

OPEN SPACE DISTRICT NO. 11

CONTRACTUAL SERVICES	\$ 73460
CITY STAFF SERVICES	8880
UTILITIES	17890
LANDSCAPE SUPPLIES	310
SERVICE TO MAINTAIN BLDGS, STRUCTURE, GRDS	360
MATERIALS TO MAINTAIN BLDGS, STRUCTURE, GRDS	2550
	-----
ESTIMATED MAINTENANCE COST	\$103450
RESERVE REQUIREMENT (50%)	51725
LESS BALANCE AVAILABLE FROM	
PREVIOUS FISCAL YEAR	41242
	-----
NET ASSESSMENT	\$113933

PART B--ESTIMATE OF COST AND NET ASSESSMENT

OPEN SPACE DISTRICT NO. 14

CONTRACTUAL SERVICES	\$178410
CITY STAFF SERVICES	39750
UTILITIES	89960
LANDSCAPE SUPPLIES	3180
SERVICE TO MAINTAIN BLDGS, STRUCTURE, GRDS	1240
MATERIALS TO MAINTAIN BLDGS, STRUCTURE, GRDS	6760
	-----
ESTIMATED MAINTENANCE COST	\$319300
RESERVE REQUIREMENT (30%)	95790
LESS BALANCE AVAILABLE FROM	
PREVIOUS FISCAL YEAR	94382
	-----
NET ASSESSMENT	\$320708



PART B--ESTIMATE OF COST AND NET ASSESSMENT

OPEN SPACE DISTRICT NO. 15

CONTRACTUAL SERVICES	\$ 7380
CITY STAFF SERVICES	1940
UTILITIES	3490
LANDSCAPE SUPPLIES	200
SERVICE TO MAINTAIN BLDGS, STRUCTURE, GRDS	120
MATERIALS TO MAINTAIN BLDGS, STRUCTURE, GRDS	240
	-----
ESTIMATED MAINTENANCE COST	\$ 13370
RESERVE REQUIREMENT (30%)	4011
LESS BALANCE AVAILABLE FROM	
PREVIOUS FISCAL YEAR	4317
	-----
NET ASSESSMENT	\$ 13064

PART B--ESTIMATE OF COST AND NET ASSESSMENT

OPEN SPACE DISTRICT NO. 17

CONTRACTUAL SERVICES

CITY STAFF SERVICES

UTILITIES

LANDSCAPE SUPPLIES

SERVICE TO MAINTAIN BLDGS, STRUCTURE, GRDS

MATERIALS TO MAINTAIN BLDGS, STRUCTURE, GRDS

ESTIMATED MAINTENANCE COST \$ 5800

RESERVE REQUIREMENT (50%) 2900

LESS BALANCE AVAILABLE FROM

PREVIOUS FISCAL YEAR 0

NET ASSESSMENT \$ 8700

PART B--ESTIMATE OF COST AND NET ASSESSMENT

OPEN SPACE DISTRICT NO. 18

CONTRACTUAL SERVICES	\$ 75730
CITY STAFF SERVICES	13380
UTILITIES	48580
LANDSCAPE SUPPLIES	990
MATERIALS TO MAINTAIN BLDGS, STRUCTURE, GRDS	1980
	-----
ESTIMATED MAINTENANCE COST	\$140660
RESERVE REQUIREMENT (30%)	42198
LESS BALANCE AVAILABLE FROM	
PREVIOUS FISCAL YEAR	35417
	-----
NET ASSESSMENT	\$147441

PART C: ASSESSMENT ROLL

OPEN SPACE DISTRICT NO. 1

1991/92 ASSESSMENT PER UNIT = 54.88

ASSESSMENT # ASSESSOR PARCEL # BENEFIT UNIT 91/92 ASSESSMENT

C	640-060-11	7.70	422.58
D	640-090-04	34.00	1,865.92
I	641-030-12	1.00	54.88
J	641-040-01	2.45	134.46
B	642-010-38	3.67	201.41
E	642-040-01	10.00	548.80
G	642-040-02	10.00	548.80
H-1	642-040-12	16.35	897.30
H-2	642-040-13	45.50	2,497.04
L-1	642-040-15	10.00	548.80
M	642-050-26	1.39	76.28
L-2A	642-050-22	6.67	366.06
L-2B	642-251-01 TO 32	32.00	1,756.16
	642-252-01 TO 20	20.00	1,097.60
	642-253-01 TO 44	44.00	2,414.72
	642-261-01 TO 17	17.00	932.96
	642-262-01 TO 36	36.00	1,975.68
	642-271-01 TO 38	38.00	2,085.44
	642-272-01 TO 53	53.00	2,908.64
	642-291-01 TO 28	28.00	1,536.64
	642-304-01 TO 17	17.00	932.96
	642-305-01 TO 13	13.00	713.44
	642-306-01 TO 38	38.00	2,085.44
	642-306-40 TO 46	7.00	384.16
	642-306-50	1.00	54.88
	642-311-01 TO 21	21.00	1,152.48
	642-312-01 TO 07	7.00	384.16
	642-313-01 TO 11	11.00	603.68
	642-314-01 TO 24	24.00	1,317.12
	642-315-01 TO 07	7.00	384.16
	642-320-01 TO 55	55.00	3,018.40
	642-330-04-01-38	38.00	2,085.44
	642-340-01 TO 36	36.00	1,975.68
	642-342-01 TO 47	47.00	2,579.36
N-1	* 642-050-16	2.79	153.12
	642-400-01 TO 39	39.00	2,140.32
	642-401-01 TO 15	15.00	823.20
		795.52	43,658.16

\*INVOICE DIRECTLY TO PACIFIC BELL  
1090 APACHE DRIVE

PART C: ASSESSMENT ROLL

OPEN SPACE DISTRICT NO. 2

1991/92 ASSESSMENT PER UNIT =	35.90	
624-020-64 TO 77	14.00	502.60
624-340-50 TO 62	13.00	466.70
624-341-01 TO 11	11.00	394.90
624-381-01 TO 09	9.00	323.10
624-383-01 TO 28	28.00	1,005.20
624-385-01 TO 17	17.00	610.30
624-385-20 TO 50	31.00	1,112.90
624-390-01 TO 38	38.00	1,364.20
624-392-01 TO 04	4.00	143.60
624-393-01 TO 16	16.00	574.40
624-394-01 TO 15	15.00	538.50
624-401-01 TO 28	28.00	1,005.20
624-402-01 TO 22	22.00	789.80
624-403-01 TO 03	3.00	107.70
	249.00	8,939.10

PART C: ASSESSMENT ROLL

OPEN SPACE DISTRICT NO. 3

1991/92 ASSESSMENT PER UNIT = 357.66

ASSESSOR PARCEL # BENEFIT UNIT 91/92 ASSESSMENT

593-261-01 TO 31	31.00	11,087.46
593-271-01 TO 38	38.00	13,591.08
593-271-40 TO 52	13.00	4,649.58
593-272-07 TO 21	15.00	5,364.90
593-272-23	1.00	357.66
593-262-01 TO 09	9.00	3,218.94
593-262-11 TO 24	14.00	5,007.24
293-262-29	1.00	357.66
593-272-01 TO 03	3.00	1,072.98
593-272-05	1.00	357.66
593-272-26	1.00	357.66
	127.00	45,422.82

PART C: ASSESSMENT ROLL

OPEN SPACE DISTRICT NO. 4

1991/92 ASSESSMENT PER UNIT = 213.80

ASSESSOR PARCEL # BENEFIT UNIT 91/92 ASSESSMENT

593-291-01 TO 07	7.00	1,496.60
593-291-11 TO 19	9.00	1,924.20
593-291-22	1.00	213.80
593-291-25 TO 27	3.00	641.40
593-291-32 TO 33	2.00	427.60
593-292-01 TO 28	28.00	5,986.40
593-292-30 TO 40	11.00	2,351.80
593-292-43	1.00	213.80
593-330-01 TO 13	13.00	2,779.40
593-340-01 TO 22	22.00	4,703.60
594-221-01 TO 25	25.00	5,345.00
594-221-27 TO 48	22.00	4,703.60
594-222-01 TO 25	25.00	5,345.00
594-280-01 TO 30	30.00	6,414.00
594-280-32 TO 40	9.00	1,924.20
	208.00	44,470.40

PART C: ASSESSMENT ROLL

OPEN SPACE DISTRICT NO. 5

1991-92 ASSESSMENT PER UNIT		260.74
640-101-02 TO 25	24.00	6,257.76
640-102-01 TO 20	20.00	5,214.80
640-103-01 TO 14	14.00	3,650.36
640-104-01 TO 12	12.00	3,128.88
640-110-01 TO 43	43.00	11,211.82
640-211-16 TO 24	9.00	2,346.66
	122.00	31,810.28



PART C: ASSESSMENT ROLL

OPEN SPACE DISTRICT NO. 6

1991-92 ASSESSMENT PER UNIT 136.44

639-701-01 TO 59	59.00	8,049.96
639-702-01 TO 52	52.00	7,094.88
639-710-01 TO 51	51.00	6,958.44
	162.00	22,103.28

PART C: ASSESSMENT ROLL

OPEN SPACE DISTRICT NO. 7

1991-92 ASSESSMENT PER UNIT		98.36
620-651-01 TO 02	2.00	196.72
620-651-05 TO 32	28.00	2,754.08
620-652-01 TO 07	7.00	688.52
620-652-12 TO 50	39.00	3,836.04
620-660-01 TO 18	18.00	1,770.48
620-660-20 TO 29	10.00	983.60
	104.00	10,229.44

PART C: ASSESSMENT ROLL

OPEN SPACE DISTRICT NO. 8

1991-92 ASSESSMENT PER UNIT		456.02
593-301-01 TO 24	24.00	10,944.48
593-302-01 TO 29	29.00	13,224.58
593-311-01 TO 25	25.00	11,400.50
593-312-01 TO 32	32.00	14,592.64
	110.00	50,162.20

PART C: ASSESSMENT ROLL

OPEN SPACE DISTRICT NO. 9

1991-92 ASSESSMENT PER UNIT		96.72
640-141-01 TO 24	24.00	2,321.28
640-142-01 TO 07	7.00	677.04
640-142-09 TO 28	20.00	1,934.40
640-151-01 TO 45	45.00	4,352.40
640-152-01 TO 56	56.00	5,416.32
640-161-01 TO 44	44.00	4,255.68
640-162-01 TO 52	52.00	5,029.44
640-171-01 TO 45	45.00	4,352.40
640-172-01 TO 48	48.00	4,642.56
640-180-01 TO 43	43.00	4,158.96
	384.00	37,140.48

PART C: ASSESSMENT ROLL

OPEN SPACE DISTRICT NO. 10

1991/92 ASSESSMENT PER UNIT =

131.48

640-050-18	2.61	343.16
640-050-19	4.76	625.84
640-191-01 to 20	20.00	2,629.60
640-192-01 to 34	34.00	4,470.32
640-193-01 to 34	34.00	4,470.32
640-194-01 to 30	30.00	3,944.40
640-195-01 to 19	19.00	2,498.12
640-196-01 to 23	23.00	3,024.04
640-197-01 to 34	34.00	4,470.32
640-198-01 to 26	26.00	3,418.48
640-200-01 to 76	76.00	9,992.48
640-211-03 to 13	11.00	1,446.28
640-211-25 to 26	2.00	262.96
640-212-01 to 14	14.00	1,840.72
640-213-01 to 21	21.00	2,761.08
640-221-01 to 25	25.00	3,287.00
640-222-01 to 35	35.00	4,601.80
640-231-01 to 39	39.00	5,127.72
640-232-01 to 06	6.00	788.88
640-232-10 to 28	19.00	2,498.12
640-232-31 to 50	20.00	2,629.60
640-232-53	1.00	131.48
640-232-56 to 57	2.00	262.96
640-233-01 to 46	46.00	6,048.08
640-234-01 to 46	46.00	6,048.08
640-234-48	1.00	131.48
640-234-52 to 61	10.00	1,314.80
640-300-01 to 29	29.00	3,812.92
	630.37	82,881.05

PART C: ASSESSMENT ROLL

OPEN SPACE DISTRICT NO. 11

1991/92 ASSESSMENT PER UNIT = 86.18

ASSESSOR PARCEL # BENEFIT UNIT 91/92 ASSESSMENT

592-161-01 to 34	34.00	2,930.12
592-162-01	1.00	86.18
592-162-04 to 26	23.00	1,982.14
592-162-28 to 42	15.00	1,292.70
592-162-44 to 46	3.00	258.54
592-171-01 to 60	60.00	5,170.80
592-172-01 to 39	39.00	3,361.02
592-172-41 to 62	22.00	1,895.96
592-172-65 to 66	2.00	172.36
592-181-01 to 38	38.00	3,274.84
592-182-01 to 47	47.00	4,050.46
592-183-01 to 36	36.00	3,102.48
592-191-20-01-48	48.00	4,136.64
592-191-21-01-52	52.00	4,481.36
592-192-03	30.00	2,585.40
592-192-22	86.00	7,411.48
592-192-23	88.00	7,583.84
592-200-01	70.89	6,109.30
592-200-02	23.72	2,044.20
592-200-03	23.04	1,985.60
592-231-01 to 40	40.00	3,447.20
592-230-01 to 45	45.00	3,878.10
592-210-01 to 17	17.00	1,465.06
592-210-19 to 89	71.00	6,118.78
592-211-01 to 36	36.00	3,102.48
* 592-220-01 to 09	160.00	13,788.80
* 592-221-01 to 04	70.00	6,032.60
592-200-04	6.63	571.38
592-200-05	31.11	2,681.06
592-200-06	2.64	227.52
592-200-07	6.80	586.02
592-200-08	21.17	1,824.44
592-200-09	6.80	586.02
592-200-10	2.13	183.56
592-200-11	7.40	637.74
592-200-12	7.14	615.34
592-200-13	8.33	717.88
592-200-14	11.73	1,010.90
592-200-15	5.86	505.02
592-200-16	8.42	725.64
592-200-17	6.72	579.14
592-200-18	8.50	732.54
	1,322.03	113,932.65

\* 230 UNITS TOTAL  
 PRORATED BY NUMBER OF LOTS  
 NO SUB ID AVAILABLE AS OF 6/13/91

26-96

PART C: ASSESSMENT ROLL

OPEN SPACE DISTRICT NO. 14

1991/92 ASSESSMENT PER UNIT = 369.38

ASSESSOR PARCEL # BENEFIT UNIT 91/92 ASSESSMENT

594-070-04 to 59	56.00	20,685.28
594-071-01 to 64	64.00	23,640.32
594-071-67	1.00	369.38
594-110-13	5.32	1,965.10
594-110-14	0.90	332.44
594-321-01 to 63	63.00	23,270.94
594-322-01 to 70	70.00	25,856.60
594-323-01 to 66	66.00	24,379.08
594-341-01 to 55	55.00	20,315.90
594-342-01 to 50	50.00	18,469.00
594-343-01 to 25	25.00	9,234.50
594-351-01 to 10	10.00	3,693.80
594-351-12 to 16	5.00	1,846.90
594-351-18	1.00	369.38
594-351-22 to 23	2.00	738.76
594-352-01 to 19	19.00	7,018.22
594-361-01 to 20	20.00	7,387.60
594-361-22 to 30	9.00	3,324.42
594-361-32	1.00	369.38
594-362-01 to 42	42.00	15,513.96
594-371-01 to 27	27.00	9,973.26
594-372-01 to 46	46.00	16,991.48
594-381-01 to 29	29.00	10,712.02
594-382-01 to 42	42.00	15,513.96
594-383-01 to 22	22.00	8,126.36
594-384-01 to 41	41.00	15,144.58
594-391-01 to 34	34.00	12,558.92
594-392-01 to 34	34.00	12,558.92
594-393-01 to 28	28.00	10,342.64
	868.22	320,703.10

PART C: ASSESSMENT ROLL

OPEN SPACE DISTRICT NO. 15

1991/92 ASSESSMENT PER UNIT =	229.20	
594-311-01 to 17	17.00	3,896.40
594-311-22 to 39	18.00	4,125.60
594-311-43 to 46	4.00	916.80
594-312-01 to 18	18.00	4,125.60
	57.00	13,064.40



PART C: ASSESSMENT ROLL

OPEN SPACE DISTRICT NO. 17

1991/92 ASSESSMENT PER UNIT =	189.14	
640-240-01	1.00	189.14
640-240-04 to 46	43.00	8,133.02
640-240-48 to 49	2.00	378.28
	46.00	8,700.44

PART C: ASSESSMENT ROLL

OPEN SPACE DISTRICT NO. 18

1991/92 ASSESSMENT PER UNIT =	380.44	
640-070-39	100.00	38,044.00
640-070-40	2.55	970.12
640-251-01 to 53	53.00	20,163.32
640-252-01 to 40	40.00	15,217.60
640-252-44 to 59	16.00	6,087.04
640-260-01 to 29	29.00	11,032.76
640-260-31 to 71	41.00	15,598.04
640-260-74	1.00	380.44
640-271-01 to 56	56.00	21,304.64
640-272-01 to 49	49.00	18,641.56
	387.55	147,439.52

## PART D -- METHOD OF APPORTIONMENT OF ASSESSMENT

The manner in which the City Engineer has apportioned the annual assessment to each parcel in the Open Space Districts is consistent with the method of spread initially established by the Assessment Engineer.

## **PART E -- PROPERTY OWNER'S LIST**

- The property owner's list is made a part of this report by reference and is filed in the Office of the City Treasurer.

**PART F -- ASSESSMENT DIAGRAM (Attached)**

**DESCRIPTION**

Tracts 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, and 23 of Rancho San Joaquin in the City of Santa Ana, County of San Diego, California lying within the area bounded by the corners of East "N" Street, Linda Lobero Road, Telegraph Canyon Road and the future extension of Paces Rancho Road and East "N" Street, excepting therefrom all acreage lying in the subject area.

CPX 9907 001V01.007 00A 10/20/1999

400.5 800-777-0100

**Abstract**

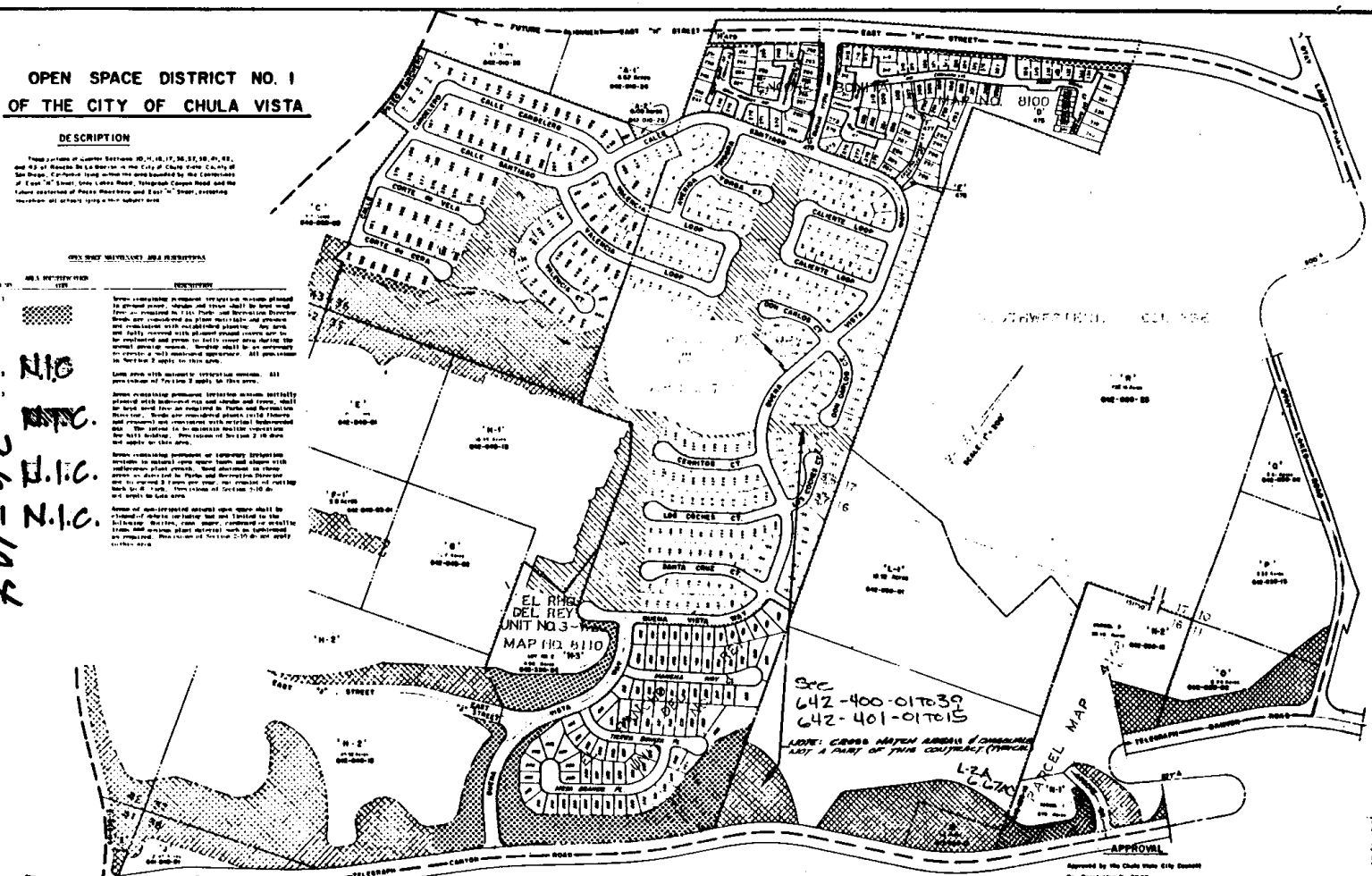
Nic

~~SECRET~~

ELIC

N.I.C

26-104



See  
642-400-01 to 39  
642-401-01 to 15

NOTE: CROSS HATCHED AREAS & DIMENSIONS  
NOT A PART OF THIS CONTRACT. (TYPICAL)

Approved by the Chula Vista City Council  
Per Resolution No. 27-05  
Dated 8-7-78

[illegible]

025.2.5.04

**APPROVAL**

**CHURCH VISTA**

**DEER PARK**

**LARKHAVEN**

**UNIT No. 1**

**UNIT No. 2**

**UNIT No. 3**

**UNIT No. 4**

**UNIT No. 5**

**UNIT No. 6**

**UNIT No. 7**

**UNIT No. 8**

**UNIT No. 9**

**UNIT No. 10**

**UNIT No. 11**

**UNIT No. 12**

**UNIT No. 13**

**UNIT No. 14**

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**UNIT No. 235**

**UNIT No. 236**

**UNIT No. 237**

**UNIT No.**

APPROVED BY THE CHULA VISTA CITY  
COUNCIL BY RESOLUTION NO. 705 DATED 11-1-73  
AND FILED AT THE COUNTY RECORDER ON  
OCT 16, 1973 FILE, PAGE NO 73 2-1075  
DEERPARK CHULA VISTA ADDED TO DISTRICT  
BY RESOLUTION NO. 7281 DATED 4-23-74.

1.12 ACRE

~~26-105~~





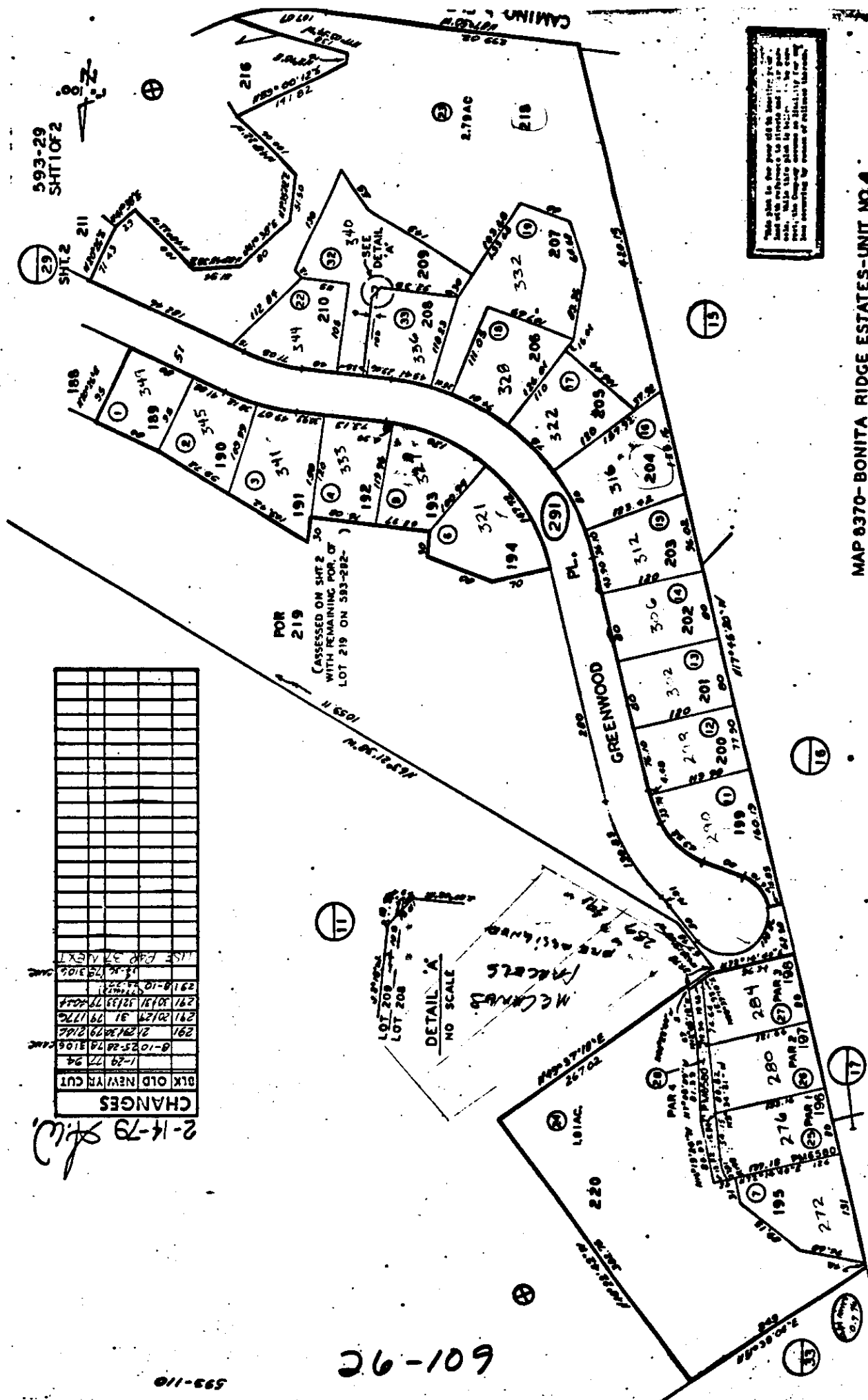




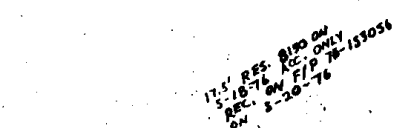
made plan to see your old to brother, your  
last with reference to street and to gain  
again. Make this plan to be in the  
part, the Company around as finally for the  
has occurring by means of railroad through.

26-109

593-29  
SHT10F2



1



**LCA**  
**4-5-77**

**SAN DIEGO COUNTY**  
**ASSESSOR'S MAP**  
**BOOK 583 PAGE 33**  
**MAPPED FOR ASSESSMENT PURPOSES ONLY**

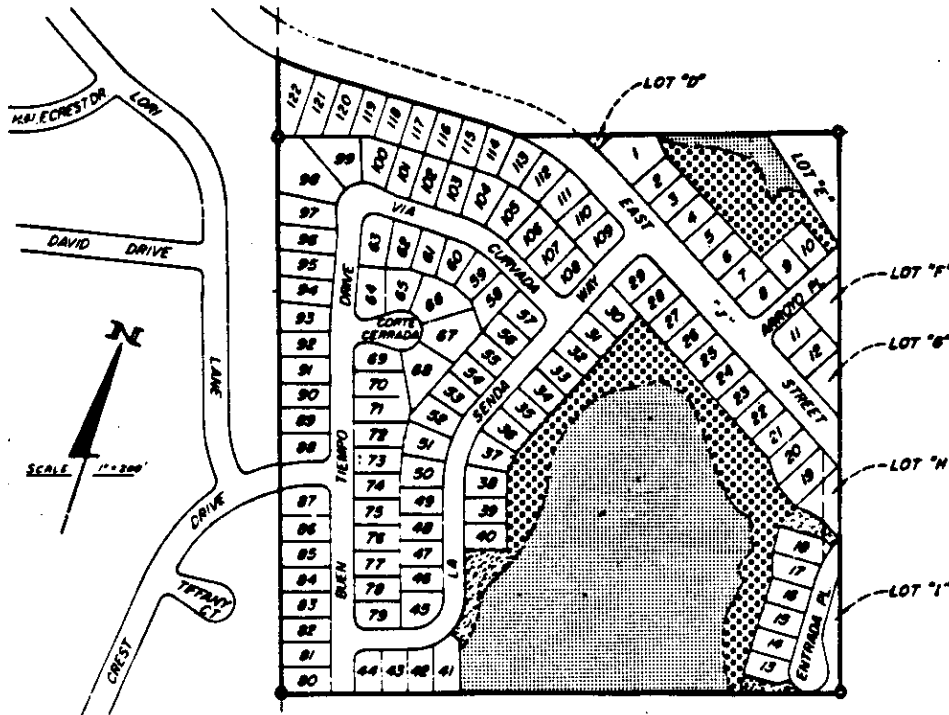
MAP 8633 - BONITA RIDGE ESTATES UNIT NO. 3  
MAP 166 (M815) - RANCHO DE LA NACION - POR QSEC 40

[illegible]

# OPEN SPACE DISTRICT NO. 5 OF THE CITY OF CHULA VISTA






## DESCRIPTION

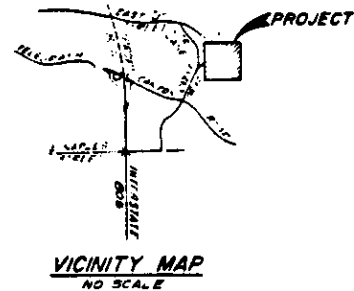
A PORTION OF THE SOUTHWEST QUARTER OF QUARTER SECTION 70 AND THE NORTHWEST QUARTER OF QUARTER SECTION 69 OF THE RANCHO DE LA NACION, IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 166 MADE BY MORRILL, ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY.



LOT A - 11 202 Ac  
LOT B - 1 460 Ac  
Total - 12.662 Ac

## OPEN SPACE DISTRICT NO. 5 DESCRIPTIONS

AREA NO.	AREA DESCRIPTION	DESCRIPTION
1		Areas containing permanent irrigation systems planted in ground cover, shrubs and trees shall be kept weed free as required by City Parks and Recreation Director. These are considered as plant materials and grasses, not consistent with established planting. Any area not fully covered with planned ground covers are to be replanted and grown to fully cover area during the normal growing season. Weeding shall be as necessary to create a well maintained appearance. All provisions of Section 2 apply to this area.
2		Open area with automatic irrigation systems. All provisions of Section 2 apply to this area.
3		Areas containing permanent irrigation systems initially planted with herbaceous mix and shrubs and trees, shall be kept weed free as required by Parks and Recreation Director. These are considered plants, field flowers and grasses not consistent with original landscape plan. The intent is to maintain healthy vegetation for hill holding. Provisions of Section 2-10 does not apply to this area.
4		Areas containing permanent or temporary irrigation systems in natural open space, lands and slopes with indigenous plant growth. Seed dispersal in these areas as directed by Parks and Recreation Director not to exceed 2 times per year, may consist of cutting back to 6" high. Provisions of Section 2-10 do not apply to this area.
5		Areas of non-irrigated natural open space shall be planted with shrubs including but not limited to the following: Barlow, cane, rose, cardboard or plastic trees and various plant material such as bushes as required. Provisions of Section 2-10 do not apply to this area.



*W. J. Rollins*  
DIRECTOR OF PUBLIC WORKS  
*Emerson H. Hall*  
DIRECTOR OF PARKS & RECREATION

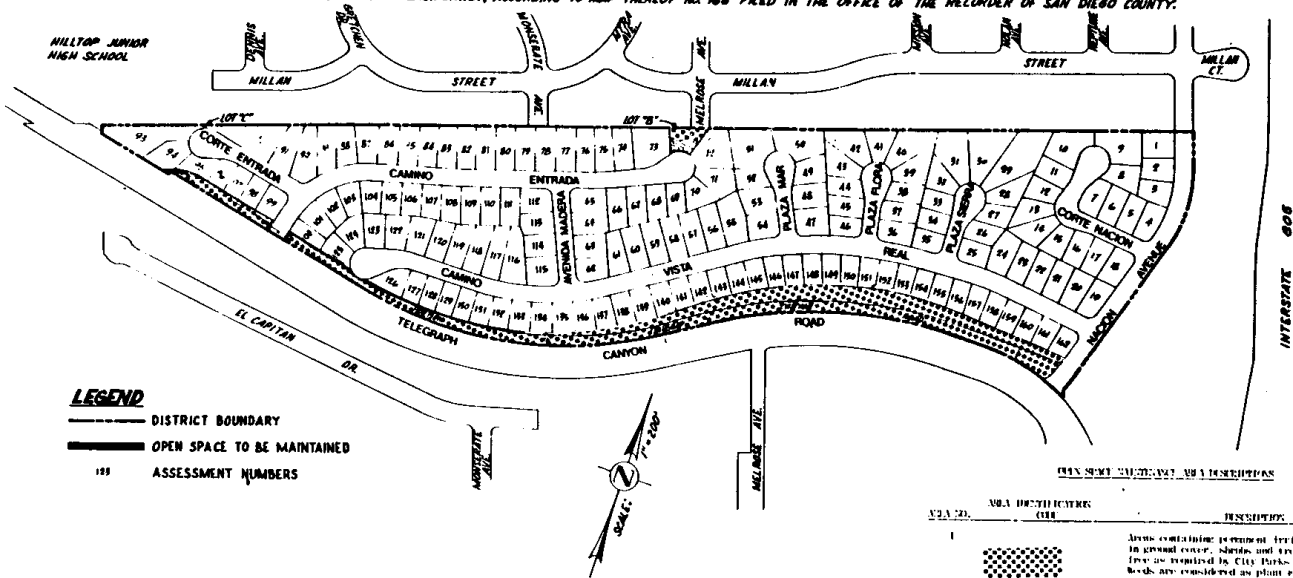
*8-20-75*  
DATE  
*8-20-75*  
DATE

26-111

# OPEN SPACE DISTRICT NO. VI OF THE CITY OF CHULA VISTA

## DESCRIPTION

PORTIONS OF QUARTER SECTION 95 AND QUARTER SECTION 114 OF RANCHO DE LA NACION IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 166 FILED IN THE OFFICE OF THE RECORDER OF SAN DIEGO COUNTY.



## LEGEND

- DISTRICT BOUNDARY
- OPEN SPACE TO BE MAINTAINED
- ASSESSMENT NUMBERS

## CHULA VISTA CITY COUNCIL NO. 1 DESCRIPTIONS

### AREA DESCRIPTIONS

- Areas containing permanent irrigation systems planted in ground cover, shrubs and trees shall be kept weed free as required by City Parks and Recreation Director. Weeds are considered as plant materials and grasses not consistent with established planting. Any area not fully covered with planned ground covers are to be replanted and grown to fully cover area during the normal growing season. Replanting shall be as necessary to create a well maintained appearance. All provisions in Section 2 apply to this area.
- Lawn area with automatic irrigation systems. All provisions of Section 2 apply to this area.
- Areas containing permanent irrigation systems initially planted with hardwood mix and shrubs and trees. Shall be kept weed free as required by Parks and Recreation Director. Weeds are considered plants (wild flowers and grasses) not consistent with original hardwood mix. The intent is to maintain healthy vegetation for hill holding. Provisions of Section 2-10 does not apply to this area.
- Areas containing permanent or temporary irrigation systems in natural open space, lawns and slopes with indigenous plant growth. Weeds are defined as plants as directed by Parks and Recreation Director not to exceed 2 times per year, may consist of cutting back to 6" high. Provisions of Section 2-10 do not apply to this area.
- Areas of non-irrigated natural open space shall be cleared of debris including but not limited to the following: bottles, cans, paper, cardboard or metallic items, and various plant material such as mulch and weeds. Provisions of Section 2-10 do not apply to this area.

## APPROVAL

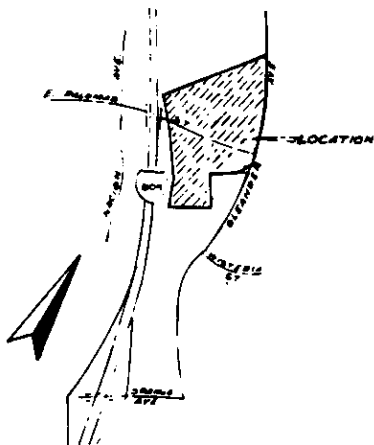
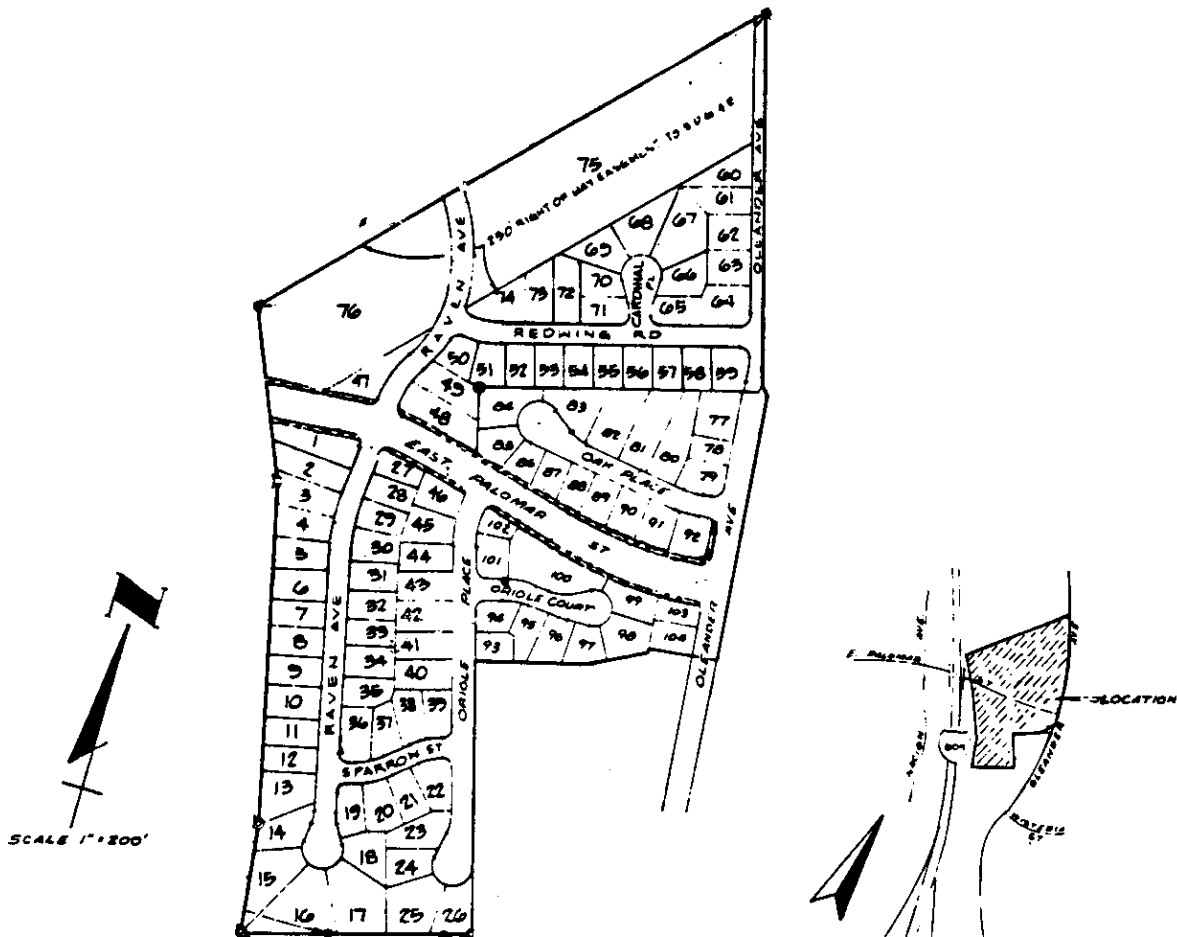
APPROVED BY THE CHULA VISTA CITY COUNCIL BY RESOLUTION NO. 7984, DATED: 12-23-79, AND FILED AT THE COUNTY RECORDER ON JAN. 6, 1976, FILE/PAGE NO. 76-003195.

W. J. Moten  
DIRECTOR OF PUBLIC WORKS  
Emerson Hall  
DIRECTOR OF PARKS & RECREATION

# OPEN SPACE DISTRICT NO. 7 OF THE CITY OF CHULA VISTA

## DESCRIPTION

BEING A PORTION OF QUARTER SECTION 88 OF RANCHO DE LA NACION IN THE CITY OF CHULA VISTA, THAT PORTION BEING SHOWN AS ZENITH III, MAP NO. 8331, AS FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, ALSO BEING ZENITH III, MAP NO. 8402 AND ZENITH IV, MAP NO. 8403, IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAPS THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, STATE OF CALIFORNIA, EXCEPT LOT 13 AS SHOWN ON ZENITH IV OF SAID MAP NO. 8403 AS RECORDED IN SAID COUNTY.



## OPEN SPACE DISTRICT NO. 7 DESCRIPTIONS

AREA NO. 1  
VIA PROTECTION  
(111)

DESCRIPTION



N.I.C.

2



N.I.C.

3

N.I.C.

4

Areas containing permanent irrigation systems, planted in ground cover, shrubs and trees, shall be kept weed free as required by City Parks and Recreation Director. Weeds are considered as plant materials and grasses not consistent with established planting. Any area not fully covered with planted ground covers are to be replanted and grown to fully cover area during the normal growing season. Weeding shall be as necessary to create a well maintained appearance. All provisions in Section 2 apply to this area.

Low area with automatic irrigation systems. All provisions of Section 2 apply to this area.

Areas containing permanent irrigation systems initially planted with hydroseed mix and shrubs and trees, shall be kept weed free as required by Parks and Recreation Director. Weeds are considered plants, wild flowers, and grasses not consistent with original hydroseeded mix. The intent is to maintain healthy vegetation for full bloom. Provisions of Section 2 do not apply to this area.

Areas containing permanent or temporary irrigation systems in natural open space lands and slopes with indigenous plant growth. Weed abatement in these areas as directed by Parks and Recreation Director for 1 to 2 times per year, may consist of cutting back to 6 inches. Provisions of Section 2 do not apply to this area.

Areas of non-irrigated natural open space shall be kept weed free as required by Parks and Recreation Director. Weeds are considered plants, wild flowers, and grasses not consistent with original hydroseeded mix. The intent is to maintain healthy vegetation for full bloom. Provisions of Section 2 do not apply to this area.

*William J. Roberts*  
DIRECTOR OF PUBLIC WORKS

*Emerson Hall*  
DIRECTOR OF PARKS & RECREATION

10-19-76  
DATE

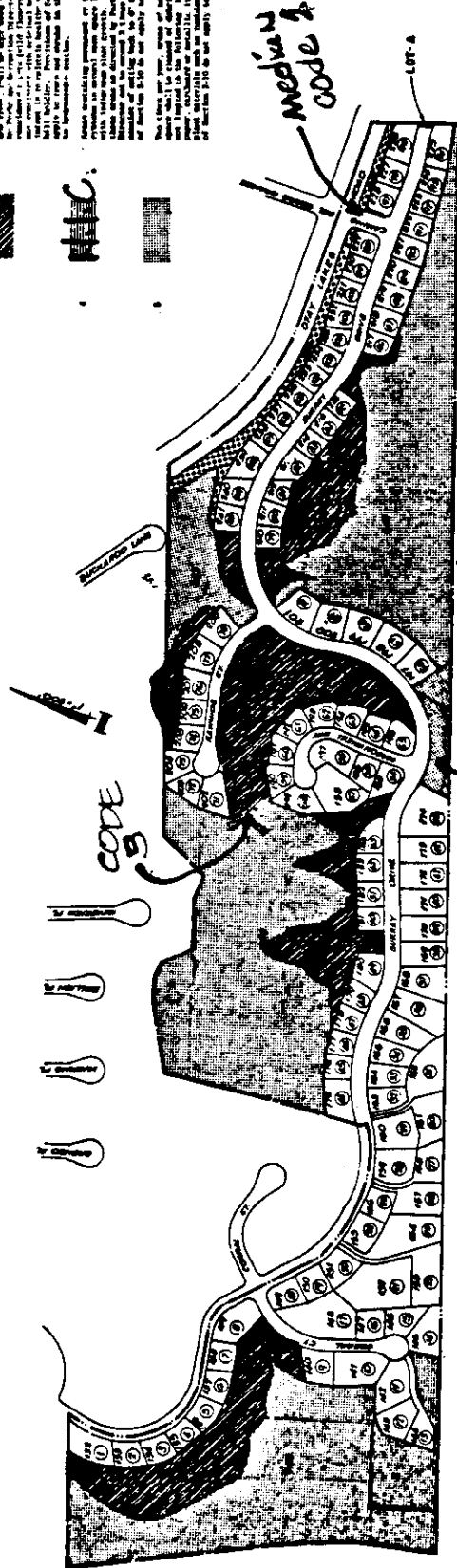
10-19-76  
DATE

26-113

**OPEN SPACE DISTRICT NO. 8  
OF THE CITY OF CHULA VISTA**

BEING A SUBDIVISION OF A PORTION OF QUARTER SECTIONS 44, 49 AND 72 OF RANCHO DE LA NACION, ACCORDING TO MAP THEREOF NO 1464, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO STATE OF CALIFORNIA.

**RANCHO ROBINHOOD UNIT NO. 3**



L07 242 -	0.284 Ag
L07 243 -	4.842 Ag
L07 244 -	20.048 Ag
L07 245 -	14.903 Ag
L07 246 -	12.893 Ag
Total =	52.703 Ag

DISTRICT BOUNDARY  
OPEN SPACE TO BE MAINTAINED  
ASSESSMENT NUMBERS  
LOT NUMBERS

(K 107) INVESTING IN 1980S LOW COST

APPROVED BY THE CHULA VISTA CITY COUNCIL BY  
RESOLUTION NO. 0637 DATED 6-06-77  
AND FILED AT COUNTY RECORDER ON  
JUNE 28, 1977 TO BE RECORDED IN BOOK NO. 17, PAGE NO. 17

VICINITY MAP

6-7-71

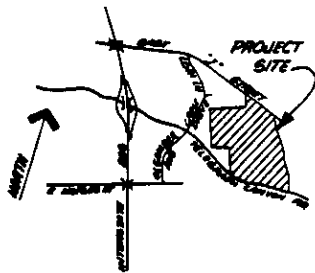
6-9-77

Emergency Hall

Emerson, 7thall



CITY OF CHULA VISTA OPEN SPACE DISTRICT No. 9  
ASSESSMENT DIAGRAM



LEGAL DESCRIPTION

PORTIONS OF QUARTER SECTIONS 63  
68 AND 69 OF RANCHO DE LA NACION, IN  
THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO,  
STATE OF CALIFORNIA, ACCORDING TO MAP  
THIRTEEN OF NO. 165, FILED IN THE OFFICE OF COUNTY  
RECORDER OF SAN DIEGO COUNTY, MAY 11, 1969.

this sec. N.I.C.

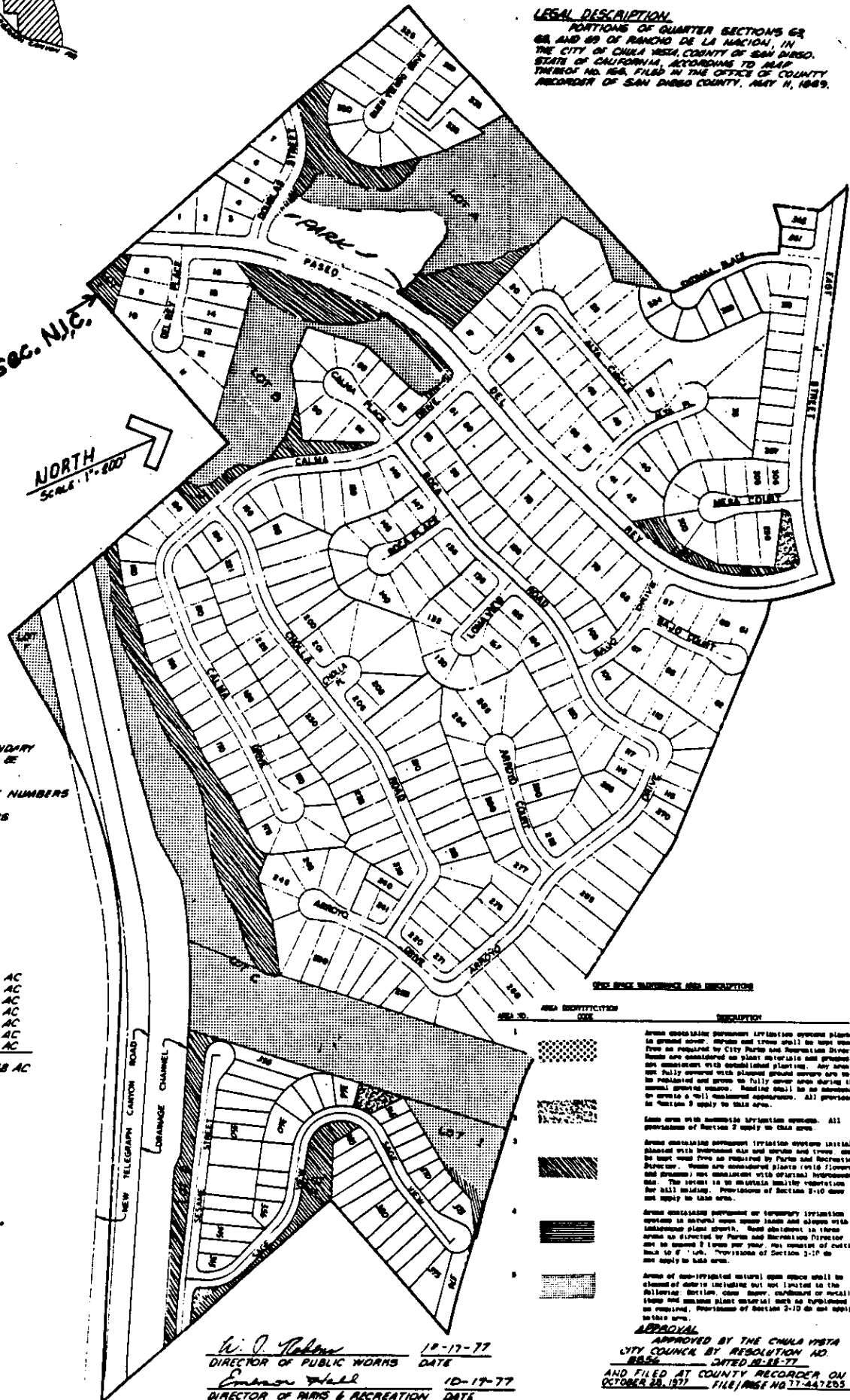
NORTH  
SCALE 1"=800'

LEGEND

- DISTRICT BOUNDARY  
OPEN SPACE TO BE  
MAINTAINED
- 162 { ASSESSMENT NUMBERS  
LOT NUMBERS

LOT A	8.92 AC
LOT B	5.03 AC
LOT C	14.67 AC
LOT D	0.66 AC
LOT E	3.70 AC
LOT F	0.80 AC
LOT I	1.50 AC
TOTAL	35.48 AC

N.I.C.



AREA NO.	AREA DESCRIPTION	REMARKS
1	Area designated for permanent irrigation systems planned to ground cover. Areas and trees shall be kept free from all weeds as required by City Parks and Recreation Director. Areas are considered as plant material and grounds are maintained with established plantings. Any area not fully covered with planted ground covers are to be planted and grown to fully cover same during the annual growing season. Weeding shall be as necessary to avoid a well maintained appearance. All provisions in Section 2 apply to this area.	
2	Land area with automatic irrigation systems. All provisions of Section 2 apply to this area.	
3	Area designated for permanent irrigation systems initially planted with improved grass and shrubs and trees. Shall be kept weed free as required by Parks and Recreation Director. Areas are considered plant (with flowers and shrubs) not consistent with original hydroponic use. The intent is to maintain healthy vegetation for all building. Provisions of Section 2-10 do not apply to this area.	
4	Area designated for permanent or temporary irrigation systems in natural open space lands and slopes with indigenous plant growth. These shall be kept in these areas as directed by Parks and Recreation Director and be weeded 2 times per year. No removal of cutting back to 6" high. Provisions of Section 2-10 do not apply to this area.	
5	Area of non-irrigated natural open space shall be cleared of debris including but not limited to the following: debris, cans, paper, cardboard or metallic items and remove plant material such as brushwood as required. Provisions of Section 2-10 do not apply to this area.	

W. J. Robles 10-17-77  
DIRECTOR OF PUBLIC WORKS DATE  
C. J. Hall 10-17-77  
DIRECTOR OF PARKS & RECREATION DATE

APPROVAL  
APPROVED BY THE CHULA VISTA  
CITY COUNCIL BY RESOLUTION NO.  
BASED ON CHARTER 17-77  
AND FILED AT COUNTY RECORDER ON  
OCTOBER 28, 1977 FILE/INDEX NO. 17-44763

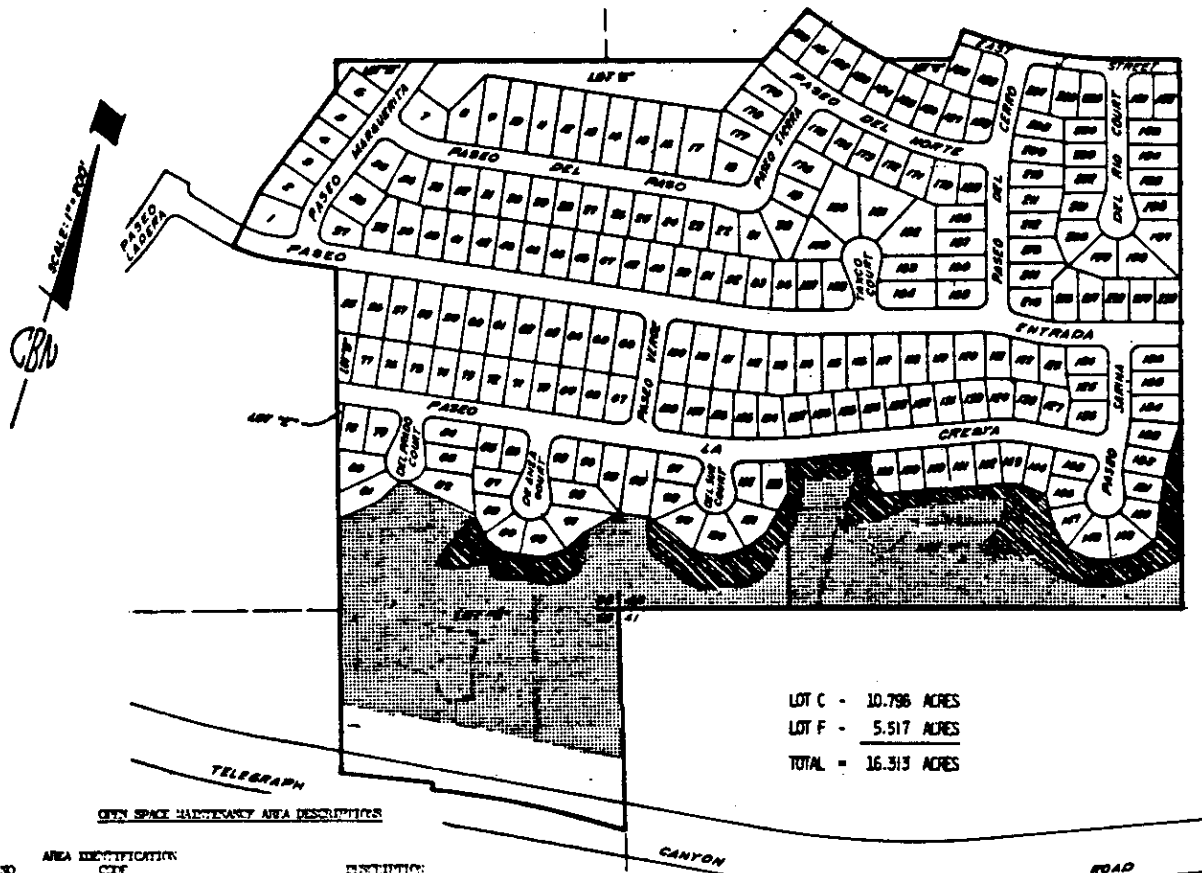
26-115

# OPEN SPACE DISTRICT NO. 10 OF THE CITY OF CHULA VISTA (PHASE I)

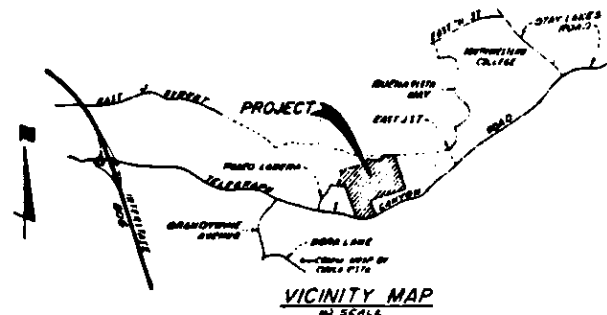
Also, see  
assessor's  
book.

## DESCRIPTION

A PORTION OF THE WEST HALF OF QUARTER SECTION 42, SOUTHEAST QUARTER OF QUARTER SECTION 63, AND THE NORTHEAST QUARTER OF QUARTER SECTION 64 OF THE RANCHO DE LA NACION, IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 166 MADE BY MORRILL, ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY.



AREA NO.	AREA IDENTIFICATION	DESCRIPTION
1		Areas containing permanent irrigation systems planted in ground cover, shrubs and trees shall be kept well from as required by City Parks and Recreation Director. Trees are considered as plant materials and grasses not consistent with established planting. Any area not fully covered with planned ground covers are to be replanted and grown to fully cover area during the normal growing season. Seeding shall be as necessary to create a well maintained appearance. All provisions in Section 2 apply to this area.
2		Lawn areas with automatic irrigation system. Seeding shall be as necessary to create a well maintained appearance. All provisions of Section 2 apply to this area.
3		Areas containing permanent irrigation systems initially planted with hydroseed mix and shrubs and trees, shall be kept well from as required by Parks and Recreation Director. Woods are considered as plant materials (wild flowers and grasses) not consistent with original hydroseed mix. The intent is to maintain healthy vegetation for hill holding. Provisions of Section 2-10 apply to trees and shrubs in this area but not to hydroseeded section.
4		Areas containing permanent or temporary irrigation systems in natural open space lands and slopes with indigenous plant growth. Seed abatement in these areas as directed by Parks and Recreation Director not to exceed 2 times per year, may consist of cutting back to 6' high. Provisions of Section 2-10 do not apply to this area.
5		Two times per year, areas of non-irrigated open space shall be cleaned of debris including but not limited to the following: bottles, cans, paper, cardboard or metallic items and noxious plant materials such as tumbleweeds. Provisions of Section 2-10 do not apply to this area.



*W. O. Roberts*  
DIRECTOR OF PUBLIC WORKS

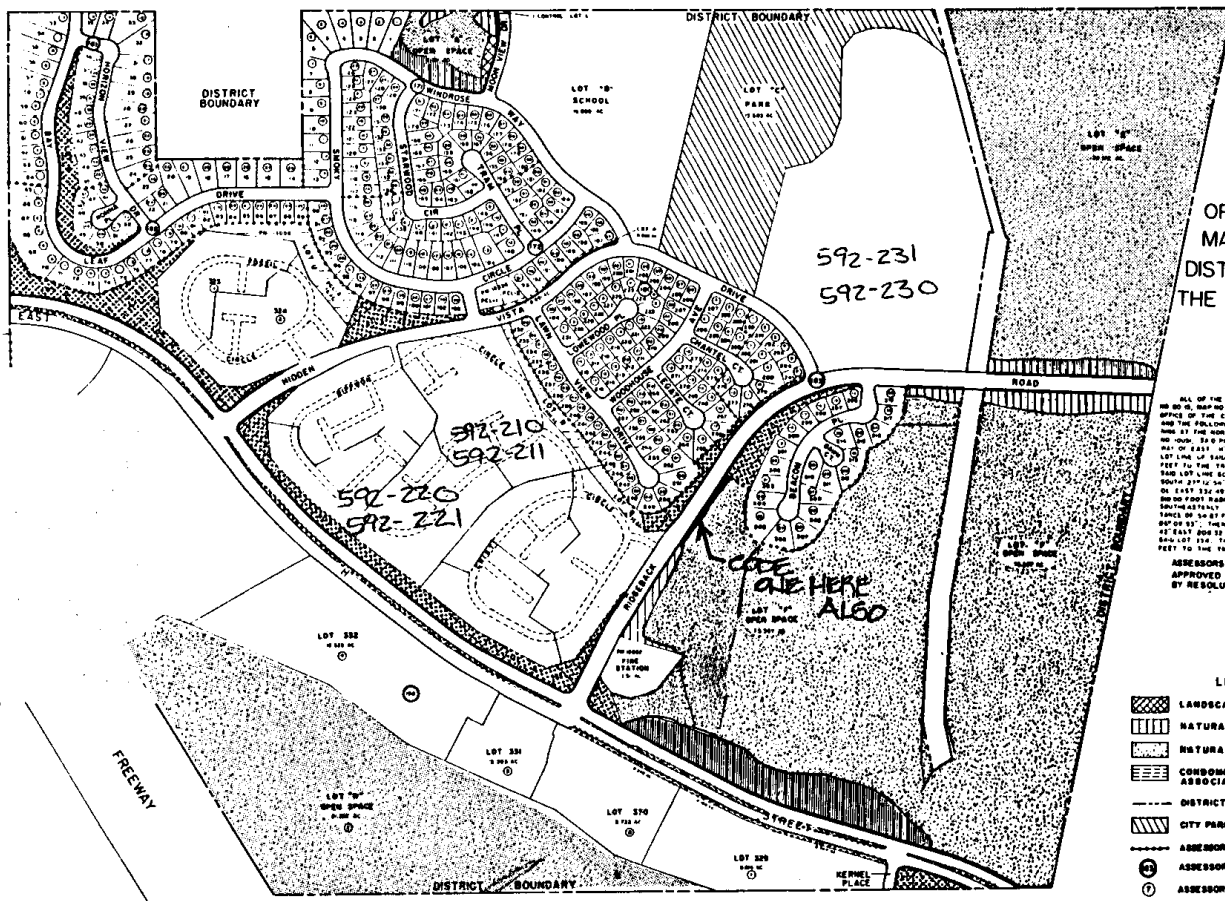
1-24-79  
DATE

*Emerson Hall*  
DIRECTOR OF PARKS & RECREATION

1-26-79  
DATE

26-116

ADN 1-28-79














OPEN SPACE  
MAINTENANCE  
DISTRICT NO. II OF  
THE CITY OF CHULA  
VISTA

**DESCRIPTION**

[illegible]

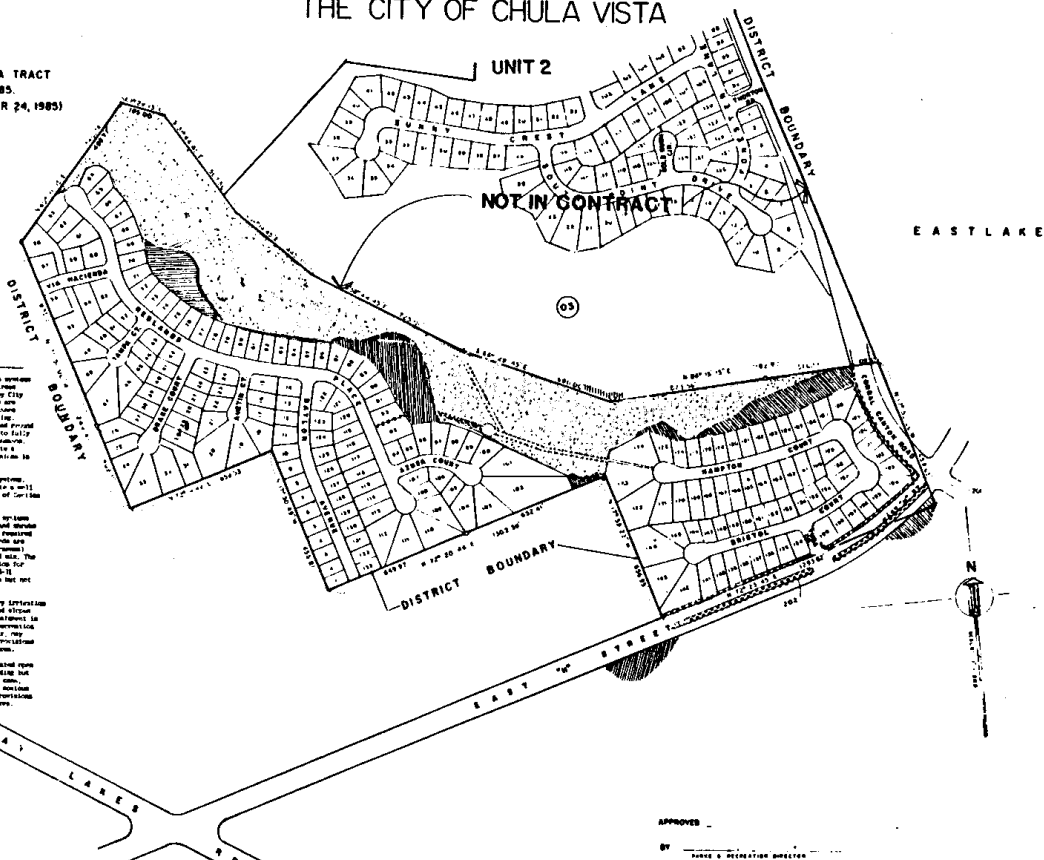
### LEGEND

-  LANDSCAPED & IRRIGATED  
 NATURAL LANDSCAPED  
 NATURAL  
 CONDOMINIUM HOME OWNERS ASSOCIATION MAINTENANCE  
 DISTRICT BOUNDARY  
 CITY PARK INOT INCLUDED  
 ADJACENT MAP BOOK PAGE BOUNDARY  
 ADJACENT MAP BOOK PAGE NUMBER  
 ADJACENT MAP BOOK PARCEL NUMBER  
 ADJACENT VISTA TERRA NOVA LOT NUMBER  
 CURB LINE

[illegible]

OPEN SPACE MAINTENANCE  
DISTRICT NO. 14  
OF  
THE CITY OF CHULA VISTA

DESCRIPTION:  
ALL OF THE LANDS LYING WITHIN CHULA VISTA TRACT  
NO. 81-4 MAP NO. 11205 RECORDED APRIL 22, 1985.  
ASSESSORS MAP BOOK 594, PAGE 14 (OCTOBER 24, 1985)

[illegible]

APPROVED \_\_\_\_\_

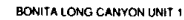
BY \_\_\_\_\_

DATE OF DECEASED \_\_\_\_\_

[illegible]

26-119

not in contract



APPROVED

BY *Thos. A. Hollister*

**CD**  
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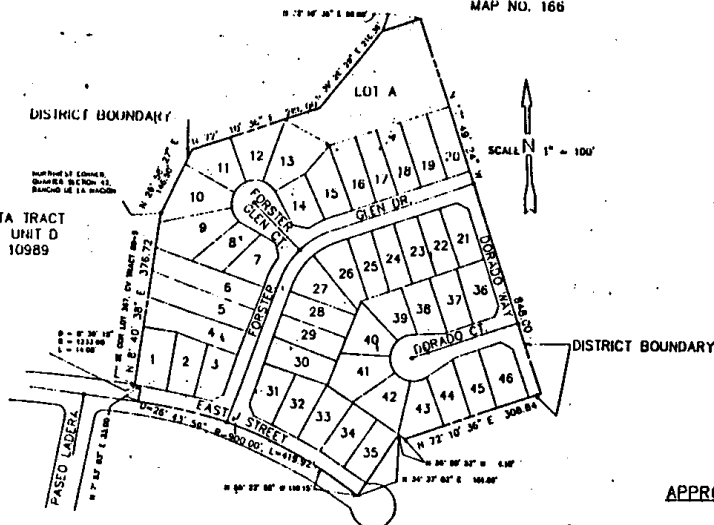
														WD NO C05016	
REVISIONS		DATE	BY	DESCRIPTION	SHEET	BENCH MARK	SCALE	Office _____	Designed By _____	Drawn By _____	Checked By _____	Submitted _____	Approved _____	CITY OF CHULA VISTA ENGINEERING DEPARTMENT	Drawing No.
								Horizontal _____	Field _____	Plans Prepared Under Supervision Of _____	Date _____	By _____	By _____	BONITA HACIENDAS OPEN SPACE MAP	OSD 18
								Vertical _____	Traffic _____	Plan No. 1362	Senior Civil Engineer _____	Junior Engineer _____			Sheet _____ of _____

#### LEGAL DESCRIPTION

[illegible]

CHULA VISTA TRACT  
NO 80-5 UNIT D  
MAP NO. 10989

RANCHO DE LA NACION  
MAP NO. 166



### LEGEND

LANDSCAPED AND NOT IRRIGATED

DISTRICT BOUNDARY

36 BEL AIR RIDGE LOT NUMBER

**APPROVAL**

APPROVED BY THE CHULA VISTA CITY COUNCIL  
BY RESOLUTION NO. \_\_\_\_\_ DATED \_\_\_\_\_

**APPROVED:**

BY: \_\_\_\_\_  
PARLS AND RECORDING SECTION

1 Plan prepared by:  
JAMES A. HUTCHINSON & ASSOC  
4400 PALM AVE., SUITE G  
LA MESA, CA 92041  
Telephone (619) 647-0445

W.D. 100, 03-010

[illegible]



**\*\*\*AGENDA ITEM NO. 26A\*\*\***

To: Chula Vista City Council & City Manager  
From: Mrs. Phyllis Altomare, Resident,  
Open Space Maintenance (Special Assessment) District 18  
Re: Recommended Action for and Specific Objections to Agenda Item No.  
26B., regarding the improper assessment of Open Space Special  
Assessment District No. 18 and the City's improper, illegal budgeting  
practices and assessment determinations of Open Space Special Districts  
in general.  
Date: June 18, 1991, Chula Vista City Council Public Hearing on FY 1991-92  
Budget Adoption (Agenda Item No. 26B., Regular Meeting of City Council,  
June 18, 1991).

**REQUESTED ~~BUDGET~~ ACTION**

(1) Disapprove or Reject Resolution 16214 (Engineer's Reports for FY 1991-92 on Open Space Maintenance Districts) in its entirety or at least to the extent sufficient to Declare that the Report's Proposed FY 1991-92 Assessments for Open Space Maintenance (Special Assessment) District No. 18 and all Assessments for Open Space Maintenance Districts 1-11, 14, 15, 17, 18, Eastlake Maintenance District No. 1 and Bay Boulevard & Town Centre are improper, illegal and void for the reasons stated below. (2) Direct the City Attorney to investigate the matter and to then instruct the City's Engineers and Department of Parks and Recreation on how to reform and simplify their methods for determining these special assessments in accordance with the law; further direct the City Attorney to assign all duties concerning the management of the Open Space Maintenance Districts to either the City Engineer's Office or to the Department of Parks and Recreation, if feasible. (3) Refuse the City Engineer's recommendation to set a July 9, 1991 Public Hearing as described in Resolution 16214 of Agenda No. 26B. of tonight's meeting and instead (4) Direct the City Attorney, pursuant to the Brown Act, to notice and convene a public hearing on July 9, 1991 or soon thereafter in which the City Attorney, in conjunction with the Department of Parks and Recreation, shall present the reformed and legally rectified special assessments for public review and scrutiny; stipulate and Direct also that at this July 9, 1991 meeting, the Department shall also be directed to submit to the public for review and approval a rectified system or set of procedures by which the Department shall hereinafter manage and administer the Special Assessment Districts, especially with regard to the bookkeeping, budgeting



processes (assessments determinations) and public disclosure duties involved in the Department's management of these Special Assessment Districts. (5) Direct either the City Engineer and/or the Department of Parks and Recreation to prepare reports reformed in accordance with the directives and proceedings set forth in actions (1)-(4) above and to submit such reports in place of the Engineer's Report presented here tonight in Resolution 16214 of Agenda No. 26B. (6) For the purpose of approving the reformed reports described in action (5) immediately above, schedule a meeting agenda topic at an upcoming Regular or Special Meeting of the City of Chula Vista City Council for the purposes of (i) adopting or approving the said reformed reports and (ii) setting a public hearing date declaring the intention to levy and collect the legally rectified special assessments appearing in the reformed reports.

#### STATEMENT OF REASONS

1. The Special Assessments contained in the Engineer's Reports for FY 1991-92 for City Open Space Maintenance Districts (Resolution 16214, Agenda Item No. 26B., June 18, 1991 City of Chula Vista City Council Regular Meeting) are done improperly, and if approved, would be deemed improper, illegal and void on their face. The Special Assessments are improperly calculated because assessments paid into a special district are by law to be restricted in their use, application and allocation to the sole maintenance, purpose and function for which the special assessment district was created. However, the Special Assessments under criticism here were calculated in a capricious and irresponsible or unreasonable manner such that overcharging for services rendered is occurring and because special assessment revenues are being applied towards offsetting costs occurring in other special districts and in areas of the city government not related to the special district being so charged or assessed. The formulas being used to make the assessments are arbitrary and are not simply tied to the actual utility bills covering the costs involved in maintaining a specific Open Space Maintenance District. Such practices are prima facie illegal and are therefore void.

2. In addition to the substantive complaint raised in 1. above, the assessments are illegal and void because my due process (procedural) rights were violated as well. Due process rights guaranteed by State Statutory Law were violated by City officials in preparing and attempting to implement

the FY 1991-92 Budget Estimates and Assessments in question. Chula Vista Park & Recreation Officials violated the Brown Act (Open Meetings Act for Local Gov't units) because they gave insufficient notice on budget hearings and because they gave no real and no meaningful opportunity for discussion and public comment or public input under Cal. Gov. Code §§ 54954.2 & 54954.3 of the Brown Act. The meeting was a sham.

Item 26  
B

June 18, 1991

MEMBERS OF THE CITY COUNCIL:

RE: OPPOSITION TO RESOLUTION RE. OPEN SPACE ASSESSMENT DISTRICT 14

I am unable to attend tonight's Council meeting and request that this statement be made part of the record on the Council item referenced above.

As a resident of Bonita Long Canyon, I strongly oppose adoption of the resolution approving the engineer's report for FY 1991-92 for Open Space District 14 (OSD 14) for the following reasons:

1. The public hearing, set for July 9, is for the stated purpose of considering the spreading of assessments. Adoption of this resolution, by title, approves the report containing the spread of assessments. This preempts the public's right to input prior to the decision.
2. When the Council approved formation of this District on Dec. 17, 1985, and Jan. 14, 1986, it was stated that "Assessments to property owners are proposed to be adjusted with the addition of each new unit in accordance with the benefits received." Assessments in OSD 14 do not follow this formula; they are not based on benefit received, but are equal for all units. Thus, homes on the canyon, receiving benefits, both aesthetic and financial from proximity to the canyon, pay the same as a home on the edge of the development. Spreads for subsequent Districts were calculated equitably, based on benefit, as prescribed by law and upheld by the courts.
3. Although the increase for OSD 14 is only 2% this year, past years' increases range from 30% - 131%. \$370/year is too high, an undue burden on homeowners, out of proportion for maintaining 277 acres of "natural" open space, and represents up to an additional 30% on individual tax bills.
4. It is not clear that the 1972 Act permits collection of a reserve in excess of 50%. Modifying the City Code to permit this collection does not supercede State law.

Based on the above, I ask that the Council delay action on this item until the public has the opportunity to be heard. I believe the assessment spread should be reviewed and calculated based on benefit received, and the reserve fund should conform to the 1972 Act. I request notification of any future public hearings, meetings, opportunities to present comments, etc., on this item.

Sincerely,



K. L. Shurson  
739 Baylor Avenue  
Bonita, CA 91902

District	Acres	Units	Assessment/ 91-92 Unit	Total Budget	District Assessment
#5	12.662	122	260.73	34,410	\$31,809.
#9	35.48	<u>384</u> 506	96.72	54,860	<u>\$37,141.</u> \$68,950.

$$\$68,950. \div 506 \text{ units} = \$136.26 / \text{unit}$$

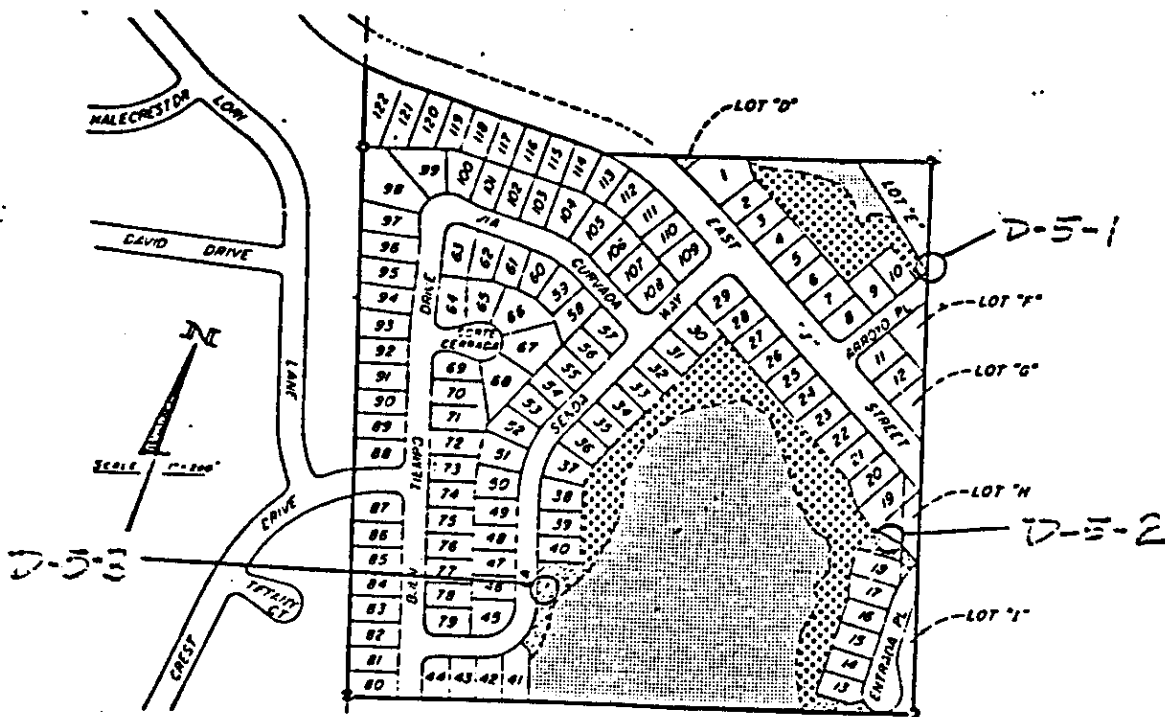
$$260 - 136 = \$124 \text{ reduction for \#5 units}$$

$$136 - 96 = \$40 \text{ increase for \#9 units.}$$

OPEN SPACE DISTRICT NO. 5  
OF THE CITY OF CHULA VISTA

### DESCRIPTION

A PORTION OF THE SOUTHWEST QUARTER OF QUARTER SECTION 70 AND THE NORTHWEST QUARTER OF QUARTER SECTION 69 OF THE RANCHO DE LA NACION, IN THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 266 MADE BY MORRILL, AND FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID SAN DIEGO COUNTY.



LOT A - 11.202 Ac  
LOT B - 1.460 Ac  
Total = 12.662 Ac.

1994 9-11-11 11:11 11:11 11:11

U.S. POSTAGE 1994

2009-2010

[illegible]

Learn more with our online information systems. The  
features of System 2 apply to this one, too.

These continuing reports of violations at these outfalls related with increased fish and wildlife species, shall be used to develop the results in future management activities. These are consistent plans with those and proposed and consistent with original management plan. The intent is to maintain within the regulation up well to better. The removal of Project 2 off the top will be the same.

[illegible][illegible]

VICINITY MAP  
NO SCALE

**MEMO**

M.I.C.

W. P. Boland  
DIRECTOR OF PUBLIC WORKS

Ernest H. 2  
DIRECTOR OF PARKS & RECREATION

8-20-75  
:216

8-20-75  
JHE

Gardner 1970  
New Contract - (2 yrs left)

342  
120  
6880  
342  
41080

12.7 total  
11.2 acres

344  
122  
688  
688  
344  
41968

OPEN SPACE DISTRICT 5  
EDU

	122 FY1991-92	122 FY1990-91	122 FY1989-90	122 FY1988-89	122 FY1987-8
INDIV ASSESSMENT	\$260.73	\$344.02	\$262.36	\$215.29	\$158.00
DISTRICT ASSESSMENT	\$31,809	\$41,970	\$32,008	\$26,265	\$19,276
TOTAL BUDGET	\$34,410	\$38,260	\$32,350	\$26,380	\$21,660
Contract Services	\$20,370	\$19,270	\$16,540	\$16,430	\$14,770
Utilities	\$7,520	\$11,200	\$9,490	\$6,920	\$4,430
Materials	\$1,020	\$1,020	\$1,020	\$550	\$550
Landscape Supplies	\$950	\$950	\$950	\$900	\$600
City Staff Services	\$3,790	\$3,790	\$4,230	\$1,580	\$1,310
Backflow Certif	\$120	\$120			

SUPPLEMENTALS-ENGR STF SER

\$640

\$1,910

\$120

122  
22  
249  
244  
2686

282  
260  
22

38,260

50% reserve

Bal.

41970  
38260  
3,710

19,806 reserve bal  
17,205 Regd.  
2601

LEGAL DESCRIPTION:

PORTIONS OF QUARTER SECTIONS 62  
6A AND 69 OF RANCHO DE LA NACION, IN  
THE CITY OF CHULA VISTA, COUNTY OF SAN DIEGO,  
STATE OF CALIFORNIA, ACCORDING TO MAP  
THEREOF NO. 102, FILED IN THE OFFICE OF COUNTY  
RECORDER OF SAN DIEGO COUNTY, MAY 11, 1889.

this sec. N.J.C.

NORTH

**LEGEND**

**DISTRICT BOUNDARY  
OPEN SPACE TO BE  
MAINTAINED**

NOT { ASSESSMENT NUMBERS  
LOT NUMBERS

LOT A	•	8.92 AC
LOT B	•	3.03 AC
LOT C	•	18.87 AC
LOT D	•	0.66 AC
LOT E	•	3.70 AC
LOT H	•	0.80 AC
LOT I	•	1.50 AC
<b>TOTAL</b>		<b>37.48 AC</b>

N.I.C.

W. P. Boyer 10-17-77  
DIRECTOR OF PUBLIC WORKS DATE

Emory Ward 10-17-77  
DIRECTOR OF HHS & RECREATION DATE

APPROVED BY THE CHAIRMAN  
CITY COMMISSIONER OF RESOLUTION NO.  
345 JUNE 11, 1977  
AND FILED AT COUNTY RECORDER ON  
JUNE 11, 1977

OPEN SPACE DISTRICT 9  
EDU

	384 FY1991-92	384 FY1990-91	FY1989-90	FY1988-89	FY1987-8
INDIV ASSESSMENT	\$96.72	\$81.82	\$44.54	\$114.41	\$182.00
DISTRICT ASSESSMENT	\$37,141	\$31,419	\$17,103	\$43,933	\$69,888
TOTAL BUDGET	\$54,860	\$60,110	\$56,760	\$63,050	\$79,300
Contract Services	\$22,270	\$21,250	\$20,420	\$21,120	\$22,450
Utilities	\$18,850	\$25,200	\$22,580	\$33,490	\$50,200
Materials	\$4,290	\$4,290	\$4,290	\$1,780	\$880
Landscape Supplies	\$1,010	\$1,010	\$1,010	\$950	\$950
City Staff Services	\$6,220	\$6,220	\$7,290	\$4,960	\$4,070
Backflow Certif	\$320	\$320			
Trash Collect/Dispsl	\$1,260	\$1,130	\$850	\$750	\$750
SUPPLEMENTAL-ENGR STF SER	\$640	\$690	\$1,170		